

April 21, 2005

**Town of Lincoln – Planning Board
100 Old River Road
Lincoln, RI 02865**

Dear Honorable Members,

On April 19, 2005 at 3:30 pm the Technical Review Committee met to review the agenda items for the April 27, 2005 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Russell Hervieux, John Faile, John MacQueen, and David Lund. Below are the Committee's recommendations:

Major Subdivision Review

a. Sables Road Subdivision AP 44 Lot 33 Public Informational Meeting

- E.A. McNulty Angell and Lantern Road 7:15 PM

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into seventeen conventional single-family lots. On March 16, 2005, the Master Plan submittal for

the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by July 14, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee (TRC) and the Engineering Division has reviewed the proposed development according to the Lincoln Land Development and Subdivision Regulations master plan submission standards and requirements and standard engineering practice. At Master Plan stage, the TRC has identified two critical concerns related to the success of this project. The concerns are the availability of public water and sewer. While there is the availability of these utilities, the Town and the applicant have been discussing alternatives that may enable a better overall public utility system.

The applicant has been exploring a number of alternatives to supply public utilities but has not determined their best course of action. The Technical Review Committee will continue to work with the applicant and their engineer to develop the best design. Comments from the public informational meeting will be noted and incorporated into our discussions with the applicant.

b. Meadow View Subdivision AP 29 Lot 3 Master Plan Discussion /

- Meridian Real Estate Services Great Road Approval

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into fifteen conventional single-family lots. The subject lot contains approximately 13.0 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The proposed homes are to be serviced by public water and sewers.

On April 13, 2005, the Master Plan submittal for the above noted project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by August 11, 2005 or within such further time as may be consented to by the applicant.

The Technical Review Committee and the Engineering Division has reviewed the above proposed subdivision according to the Land Development and Subdivision Regulations master plan submission standards and requirements as well as standard engineering practices. The submission includes a set of six sheets entitled “Master Plan Submission, Meadow View”, located on Great Road, Lincoln, Rhode Island, AP 29 Lot 3, prepared for Meridian Real Estate Services, Inc. by DiPrete Engineering Associates, Inc., dated

November 2004, latest revision date 2/18/05. A document entitled "Master Plan Narrative and Supporting Material" by the same engineers dated 2/14/05 was also received.

Several land development concerns have been noted at this stage but in order to address these concerns, a road design/layout must be determined. The applicant has presented the Town with two subdivision site plan designs. A preferred site plan must be determined before the review of this project can proceed further. The TRC hope that the applicant and the Planning Board can determine which site plan is preferred by both parties. After a site plan is determined, the TRC can review the project in specific detail.

The applicant's preferred site plan (sheet 5), represents fifteen residential lots located around a P-loop road design. While this type of road design is not expressly allowed or not allowed in the current subdivision regulations, the Planning Board and the TRC have discouraged developers from using this design due to a number of public maintenance concerns that this type of road design may promote. The proposed P-loop road encloses an open space area that is proposed to be donated to the Town as public open space. The Town does not have a good use for this land and Public Works has concerns regarding the maintenance of such an area. It has been found that homeowners' associations for this type of site have not been successful in Lincoln. Alternative Site Plan (Sheet 6) represents one new road and two cul-de-sacs. Public Works would prefer one cul de sac. Maintenance of the proposed shorter cul-de-sac would be a hardship to the Town.

In order to keep this project moving in a positive direction, the TRC has offered the following concerns regarding this submission.

Road Standards - A note on the plans mentioned concrete curbing. All new subdivisions must have granite curb. Once a road design/layout has been determined, the layout of sidewalks will have to be discussed further. The TRC noted in each alternative that access to some proposed house lots were via an easement. This is not a desirable situation.

Wetlands - The wetlands have been flagged by Natural Resources Services according to the above mentioned Narrative report. RIDEM Wetlands approval will be required for preliminary approval of the subdivision.

Utilities - The subdivision is proposed to be connected to public sanitary sewers and water. Although it is not specified, it is assumed that the sanitary sewers system would be gravity. The Town does not want any more pumping stations. The gravity sewer in Great Road, where the development would presumably connect, flows to the Great Road South pumping station. Looped water lines are shown on the plan labeled Site Plan. It is unclear how a water line would be looped in the Alternative Site Plan. No new water services can be dead-ended. Water service requires design approval from the Lincoln Water Commission.

Drainage - The proposed drainage is shown conceptually on the master plans with a proposed location for a detention basin. The

actual size of the basin will depend on the depth to seasonal high groundwater. Detention basins must be installed above that elevation. The narrative states that a certified seasonal high groundwater elevation will be determined. It also states that the subdivision will include the condition that any finished floor or basement must be at least one foot above that elevation. This is appropriate.

Great Road has no street drainage system. Storm water runoff from Great Road discharges along the road onto the property and must be allowed to continue to flow. Drainage from the site flows to a stream on the eastern side of the property and also from an isolated wetland on lots #1 and 2. Increased flow through the wetlands may impact abutting property owners and Great Road. The impact from the detention basin on the wetlands must be carefully considered.

Traffic - Great Road is a narrow and winding road and will require analysis of traffic safety issues, particularly sight distance. The development requires a report on the impact of traffic on the road and at the intersection to see if improvements are needed. The street lighting needs to be reviewed for safety concerns.

Minimum buildable area - A number of the lots have building constraints. The developer will need to document the areas of 15% or greater slopes, wetlands and/or easements, taking into account any overlap and then show the minimum buildable area remaining for each lot. It is not clear that the Site Plan takes the wetlands into account for the buildable area for lots #5 and #6.

Petition for Amendment to Zoning Map

a. Nafta Mill AP 34 Lot 14 Recommendation to Town Council
- A. F. Homes Old River Road

The proposed zone change for the above referenced property (Assessor's Plat 34 Lot 14) from ML 0.5 and RS-20 to RG-7 is to allow, by special permit, the construction of multi-family senior residential community units per the concept plan submitted. The property is located on Old River Road.

The Technical Review Committee objectively reviewed the proposed zone change application and submitted concept plan against the Land Use and Housing elements of the 2003 Comprehensive Plan. The Committee recommends Approval of this zone change application. The TRC finds that the zone change application is consistent with the general and specific goals and policies of the Comprehensive Plan. The proposed project will eliminate the manufacturing zone located in the middle of a residential area and will offer additional housing options for the Town. Attached is the full recommendation according to the requirements of Section 20-342 of the Town of Lincoln's Code of Ordinances.

May Zoning Applications

Russell R. Bridges, 1836 Old Louisquissett Pike, Lincoln, RI – Request for extension of decision rendered on January 6, 2004 of an application for Relief Under the Mapped Street Ordinance.

AP25, Lot 16 Zoned: RA-40

Members of the Technical Review Committee visited the site and reviewed the submitted application. The Committee recommends Approval of this request for an extension of the Zoning Board's decision rendered on January 6, 2004 of an application for Relief Under the Mapped Street Ordinance.

Joseph Veltri, 40 Hall Street, Providence, RI – Request for extension of decision rendered on April 6, 2004 of an application for Dimensional Variance for property located at 1955 Old Louisquisset Pike, Lincoln, RI.

AP 31, Lot 169 Zoned: BL 0.5

Members of the Technical Review Committee visited the site and reviewed the submitted application. The Committee recommends Approval of this request for an extension of the Zoning Board's decision rendered on April 6, 2004 of an application for Dimensional Variance for property located at 1955 Old Louisquisset Pike, Lincoln, RI.

Robert Carello / RBSE LLC, 52 Cedar Forest Road, Smithfield, RI –

Special Use Permit for a 6-unit residential dwelling located at 74/76 Ash Street, Lincoln, RI.

AP 6, Lot 284 Zoned: RG 7

Members of the Technical Review Committee visited the site and reviewed the submitted site plan and application. Based on the submitted plan, the applicant has successfully addressed all of the requirements for the zoning and subdivision regulations. The TRC feels that this plan represents good land development and recommends Approval with Conditions of this special use permit. The Condition for this project is that the applicant follows the submitted plans. The TRC feels that this project successfully addressed all of the requirements for the zoning and subdivision regulations because of the proposed site layout. If the applicant changes the site design, some elements may not work for this area. The TRC feels that granting this special use permit will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Russell D. Fiore, 6 Red Chimney Drive, Lincoln, RI – Dimensional Variance for side yard setback for the construction of an addition.

AP 44, Lot 116 Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted site plan, floor plan, and application. Based on the submitted plans, the proposed addition can only be placed on

the left side of the house due to the existing floor layout. The Committee recommends Approval of this dimensional variance. The TRC feels that this plan represents the least relief required, will not alter the general character of the surrounding area nor impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Correspondence - Community Development Block Grant – 2006 Town of Lincoln Application

Attached you will find correspondence from the Town's housing department. The correspondence is a brief description of the proposed projects for the 2006 Community Development Block Grant.

According to this program, each cities and town's Planning Board must review and determine if the proposed projects conform to their Comprehensive Plan.

The Technical Review Committee reviewed the application and feels that each proposed project is consistent with the Comprehensive Plan and will help to fulfill the goals and objectives present within the Plan. The TRC recommends a positive recommend be submitted with the application.

Respectfully Submitted,

Albert V. Ranaldi, Jr. AICP

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Administrative Officer to the Planning Board